

AGENDA-BLOUNT COUNTY BOARD OF ZONING APPEALS

January 5, 2005 meeting, 6pm at the Blount County Courthouse

Roll Call and Approval of Minutes:

Appeals:

1. None.

Variances:

1. None

Special Exceptions:

1. Robert L. Lane has a special exception request at 861 Binfield Road.
2. Michael Burns has a special exception request at 7601 Old Railroad Bed Road.
3. Blackberry Hotel Company has a special exception request at 1514 W. Millers Cove Road.

Other Business:

None

Memo

To: Blount County Board of Zoning Appeals
From: Roger D. Fields
CC: Other Board members and staff
Date: December 29, 2005
Re: Robert L. Lane is requesting a change of use special exception.

Back Ground:

1. This request is for a change of use at the old Master Craft plant located at 861 Binfield Road. This site has multiple buildings located on it. The building in question is indicated on the site plan as building 1. It is split into two separate lease areas.
2. The property owner has provided a lease history for this building. Master Craft Boats occupied one half of the building from April 2, 1994. They vacated the other half in August 2004, when Wal-Mart Stores, Inc. leased the front half of the building as warehouse space. I would like to point out that the change of use process was not cared out for that change. The back section of the building was taken over by another boat company in March 2002. Since it was the same use as Master Craft a change of use was not needed. Black Diamond Marine is the name of that company and they still occupy the back section of this building.
3. Since the last use located in the building was not approved by the BZA I'm not sure if we should use that use or Master Craft boats for the determination of impact on the area.
4. Mr. Lane would like to place his powder coating business in the front part of the building. He has included some facts about the powder coating process and his company in particular. Mr. Lane and the property owner will be present to answer your questions.
5. As far as establishing impact, it is my interpretation that the impact of the powder coating business would be an equal or less impact on the area as a boat manufacturer. I am told that the powder coating will not produce any fumes, glare, or noise. Fiberglass does produce fumes that can be notice in the ambient air. Master Craft has been out of that part of the building since June 2001. It has been more than two years so the grandfathered use would be void. But you also have to keep in mind that boat manufacturing did continue in half of the building.

6. If compared to a ware house different impacts may be considered. Traffic would be something to consider. The number of trips per day and type of vehicles making those trips would all factor into this consideration. Noise would be another consideration when this comparison is made.
7. Based on the information provided it looks like the boat manufacturing remained in the front part of the building until June 2001 and that part of the building was not used again until August 2004 when Wal-Mart used it as a warehouse, without approval from the BZA. At the same time the back half of the building continued on as a boat manufacturer only under different ownership.

Staff's Recommendation:

If the BZA determines that this is a change of use in accordance with our regulations, I recommend for approval of the change of use.

Memo

To: Blount County Board of Zoning Appeals
From: Roger D. Fields
CC: Other board members and staff
Date: December 29, 2005
Re: Michael Burns' request for a special exception.

Back Ground:

1. Mr. Burns is requesting a special exception for a skeet shooting range to be located at 7601 Old Railroad Bed Road. This property is approximately 118 acres located in the R-1 Zone. The range will be set up in stations for skeet shooting with shot guns. I will have the site plan set up at the meeting. It is to large for me to reproduce and include in your packets.
2. Outdoor shooting ranges have been added to the list of uses to be approved as a special exception in the R-1.
3. The locations of the shooting stations are all over 400 feet from the property line in heavily wooded areas. The setback requirements will be met
4. Additional buffering will not be required as long as the existing wooded areas on this property are maintained.

Staff's Recommendation:

I recommend approval of this special exception request.

Memo

To: Blount County BZA
From: Roger D. Fields
CC: Other board members and staff
Date: December 29, 2005
Re: Blackberry Hotel Company's request for a special exception.

Back Ground:

1. This is a special exception request for mixed uses associated with a Planned Unit Development. In this case the mixed uses would be a farm house used as a bed and breakfast, carriage house used for parking golf carts, a barn that will be used for cooking classes and a run-in shed. All of these are accessory structures for a historical farmstead that Blackberry wishes to locate on this property. The property is located in the R-1 Zone of the County.
2. The board has seen this at a previous meeting and we did discuss that some to the aspects of the farmstead would be considered agricultural and the structures listed above should come in as a special exception due to other rolls that they will have in the development. This will not be an open to the public attraction, it will be for the quests staying at the Blackberry Hotel.
3. Section 7.3 of our zoning regulations gives us the requirements for such a development. This PUD would be part of the remaining lands of Singing Brook Conservancy, which is common land set aside for the Singing Brook Subdivision.
4. The site plan does indicate that the building setback requirements will be met. Buffering should be installed and/or maintained to screen the special exceptions form any adjoining residential use lot.

Staff's Recommendation:

I recommend approval of this special exception request, based on my interpretation of our zoning regulations.